

D'AGOSTINO, LEVINE & LANDESMAN, L.L.P.

Attorneys At Law
345 Seventh Avenue • 23rd Floor
New York, New York 10001

212-564-9800
Fax 212-564-9802

JOHN D'AGOSTINO
MICHAEL J. LEVINE*
WAYNE R. LANDESMAN*
BETTINA M. MIRAGLIA♦
JOSE M. RIVERA*
GEORGE TZIMOPOULOS*

KELLYANN S. MONAGHAN
JARED B. VAN VLEET
JONATHAN D. GOTTLIEB*
JULIA L. WACHTER
BROOKE N. ESTREN
ERIC R. GARCIA

* ALSO ADMITTED IN NJ
♦ ALSO ADMITTED IN CT
• ALSO ADMITTED IN MA

COUNSEL
BRUCE H. LEDERMAN*

WRITER'S E-MAIL:

jdagostino@dagll.com

April 14, 2009

Via Federal Express (202) 708-0502 x. 3006

Mr. William Thomas
U.S. Department of Housing and Urban Development
Office of RESPA and Interstate Land Sales
451 Seventh Street, SW, Room 9154
Washington, DC 20410

Re: ILS 32438 and ILS 32439, Borden East River Realty LLC ("Borden"), 11/49 Realty LLC ("11/49"), (collectively Borden and 11/49 are referred to as the "Developers") and Simone Development Company L.L.C., One Hunters Point Condominium ("Hunters Point"); I-09-096, Hunters View Condominium, ("Hunters View") I-09-97 (collectively the "Projects")

Dear Mr. Thomas:

As you know we are counsel to Borden and 11/49.

We are hereby respectfully requesting that your office issue an advisory opinion pursuant to 24 CFR 1710.17 that the Projects are exempt from the registration requirements of the Interstate Land Sales Full Disclosure Act pursuant to 15 U.S.C. 1702(b) and 24 CFR 1710.6 as a result of the Projects containing less than one hundred (100) lots. The one hundred (100) lot count for purposes of this exemption excludes lots that are exempt from jurisdiction under 24 CFR 1710.5(b) (the improved lots exemptions) and 24 CFR 1710.5(g) and 24 CFR 1710.14(a)(3) (sale of lots to a person who acquires . . . for the purpose or resale or lease).

A comprehensive description of the conditions and operations of the offering of the Projects pursuant to 24 CFR 1710.17(b)(2) were previously forwarded to you on April 2, 2009. Please refer to said

Mr. William Thomas
April 14, 2009

submission, along with the supplemental submission dated April 13, 2009 submitted to you regarding the status of the certificates of occupancy for the Projects, as the Developers comprehensive description.

Enclosed herewith please find a cashier's check No. 356570, dated April 13, 2009, in the amount of five hundred dollars (\$500.00) made payable to the Treasurer of the United States and representing the requisite Advisory opinion non refundable filing fee in accordance with 24 CRF 1710.17 (b)(1) and 1710.35(c).

Also, in place of the plat of the subdivision we hereby include as Exhibits A and B, copies of the relevant sections of the recorded condominium declaration setting forth the property description and individual residential units for the Projects.

Finally enclosed herewith as Exhibit C, pursuant to 24 CRF 1710.17(b)(3), is the Developers Affirmation.

Should you require any additional information please call.

Very truly yours,

D'AGOSTINO, LEVINE & LANDESMAN, L.L.P.

By: 

John D'Agostino

CASHIER'S CHECK

356570



HUDSON VALLEY
BANK

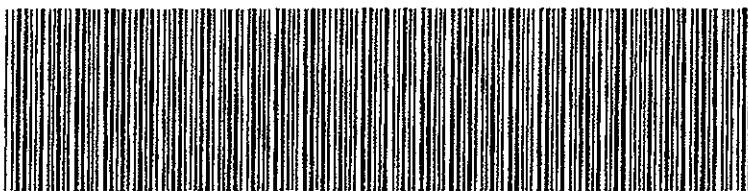
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⑈356570⑈ ⑆021909300⑆ 0114018⑈314⑈

Ex A

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2008111800802001002E3BDE
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 253
Document ID: 2008111800802001
Document Date: 10-07-2008
Preparation Date: 11-19-2008
Document Type: CONDO DECLARATION
Document Page Count: 243
PRESENTER:

CHICAGO TITLE- PICKUP
330 OLD COUNTRY ROAD
MINEOLA, NY 11501
516-742-5000
3607-00005

RETURN TO:

RUSKIN MOSCOU FALTISCHEK, P.C.
1425 REX CORP PLAZA
EAST TOWER, 15TH FLOOR, NY 11556-1425
516-663-6600

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	61	1001	Entire Lot 2A	48-15 11TH ST
Property Type: SINGLE RESIDENTIAL CONDO UNIT				
Borough	Block	Lot	Unit	Address
QUEENS	61	1002	Entire Lot 2B	48-15 11TH ST
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

x Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or Year _____ Reel _____ Page _____ or File Number _____

PARTIES
PARTY 1:

HUNTERS VIEW CONDOMINIUM
1000 MAIN STREET, 11/49 REALTY LLC C/O SIMONE
DEVELOPMENT COMPANY LLC
NEW ROCHELLE, NY 10801

FEES AND TAXES

Mortgage		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:			\$ 0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00		\$ 0.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 1,624.00		
Affidavit Fee:	\$ 0.00		


**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 11-19-2008 16:41

City Register File No.(CRFN):

2008000448304

City Register Official Signature

Condo N° 607
Block 61
New lots 1001-1124
FKA lot 80

DECLARATION

Establishing a Plan for Condominium Ownership
of the Premises known as
48-15 11th Street
Long Island City, Queens, New York
Pursuant to Article 9-B of the Real Property
Law of the State of New York

Name: Hunters View Condominium

Sponsor: 11/49 Realty LLC
c/o Simone Development Company LLC
1000 Main Street
New Rochelle, New York 10801

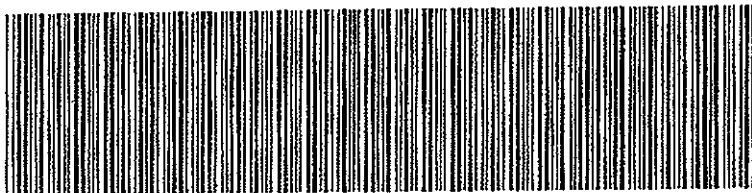
Date of Declaration: October 7, 2008

Prepared by:
Ruskin Moscou Faltischek, P.C.
Attorneys at Law
1425 RexCorp Plaza
East Tower, 15th Floor
Uniondale, New York 11556-1425
(516) 663-6600

The land affected by the within instrument lies in
Block 61, Lot Number 80
Tax Map of the Borough of Queens, City of New York

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OFFICE OF THE CITY REGISTER**

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1425 REX CORP PLAZA
EAST TOWER, 15TH FLOOR, NY 11556-1425
516-663-6600

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Borough	Block	Lot	Unit	Address
QUEENS	61	1001 Entire Lot	2A	48-15 11TH ST

Property Type: SINGLE RESIDENTIAL CONDO UNIT

Borough	Block	Lot	Unit	Address
QUEENS	61	1002 Entire Lot	2B	48-15 11TH ST

Property Type: SINGLE RESIDENTIAL CONDO UNIT

x Additional Properties on Continuation Page

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PARTY 1:

HUNTERS VIEW CONDOMINIUM
1000 MAIN STREET, 11/49 REALTY LLC C/O SIMONE
DEVELOPMENT COMPANY LLC
NEW ROCHELLE, NY 10801

FEES AND TAXES

Mortgage		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	\$ 0.00
Exemption:			\$ 0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	\$ 0.00
City (Additional):	\$ 0.00		
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 1,624.00		
Affidavit Fee:	\$ 0.00		

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Recorded/Filed 11-19-2008 16:41
City Register File No.(CRFN):
2008000448304



G. M. Hill

City Register Official Signature

EXHIBIT A
DESCRIPTION OF THE LAND

HUNTERS VIEW CONDOMINIUM, 48-15 11TH STREET, LONG ISLAND CITY, NY 11101
BLOCK 61, LOTS 1001-1124, F/K/A LOT 80

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, SITUATE, LYING, AND BEING
IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK,
BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE
OF 49TH AVENUE AND THE EASTERLY SIDE OF 11TH STREET;

RUNNING THENCE EASTERLY ALONG THE NORTHERLY SIDE OF 49TH AVENUE, 150.20
FEET TO A POINT;

THENCE NORTHERLY AT RIGHT ANGLES TO THE NORTHERLY SIDE OF 49TH AVENUE,
90 FEET TO A POINT;

THENCE WESTERLY AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, 159.13 FEET
TO A POINT ON THE EASTERLY SIDE OF 11TH STREET, WHICH POINT IS 90.44 FEET
NORTH OF THE BEGINNING POINT AS MEASURED ALONG THE EASTERLY SIDE OF
11TH STREET;

THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF 11TH STREET, 90.44 FEET TO THE
POINT OR PLACE OF BEGINNING.

LEGAL

-LEGAL DESCRIPTION-

HP000186

EXHIBIT B

DESCRIPTION OF THE UNITS

Hunters View Condominium, 48-15 11th Street, Long Island City, New York 11101, Block 61, Lots 1001-1124, F/K/A Lot 80

Unit	Tax Lot No.	Location	Approx. Area in Sq. Ft.	Type	Limited Residential Elements to Which Unit has Immediate Access	Percentage Interest in General Common Interest	Percentage Residential/Roof/Garage Common Interest
2A	1001	Second Floor	867	1 Bed/1Ba	Balcony 123 sq. ft.	1.0920%	1.1436%
2B	1002	Second Floor	1,158	2 Bed/2Ba	Balcony 84 sq. ft. Balcony 46 sq. ft.	1.4954%	1.5661%
2C	1003	Second Floor	773	1 Bed/1Ba	Balcony 117 sq. ft.	0.9687%	1.0145%
2D	1004	Second Floor	1,023	2 Bed/2Ba	Balcony 163 sq. ft.	1.3257%	1.3884%
2E	1005	Second Floor	1,313	2 Bed/2Ba	Balcony 153 sq. ft.	1.5721%	1.6464%
2F	1006	Second Floor	817	1 Bed/1Ba	Terrace 741 sq. ft.	1.2244%	1.2823%
2G	1007	Second Floor	826	1 Bed/1Ba	Terrace 504 sq. ft.	1.1551%	1.2099%
3A	1008	Third Floor	867	1 Bed/1Ba	Balcony - 123 sq. ft.	1.1010%	1.1530%
3B	1009	Third Floor	1,158	2 Bed/2Ba	Balcony - 84 sq. ft. Balcony - 46 sq. ft.	1.5267%	1.5988%
3C	1010	Third Floor	773	1 Bed/1Ba	Balcony - 117 sq. ft.	0.9768%	1.0229%
3D	1011	Third Floor	1,023	2 Bed/2Ba	Balcony - 163 sq. ft.	1.3569%	1.4211%
3E	1012	Third Floor	1,313	2 Bed/2Ba	Balcony - 153 sq. ft.	1.6137%	1.6900%
3F	1013	Third Floor	817	1 Bed/1Ba	Balcony - 138 sq. ft.	1.0205%	1.0687%
3G	1014	Third Floor	826	1 Bed/1Ba	Balcony - 138 sq. ft.	1.0334%	1.0833%
4A	1015	Fourth Floor	867	1 Bed/1Ba	Balcony - 123 sq. ft.	1.1100%	1.1625%
4B	1016	Fourth Floor	1,158	2 Bed/2Ba	Balcony - 84 sq. ft. Balcony - 46 sq. ft.	1.5579%	1.6315%
4C	1017	Fourth Floor	773	1 Bed/1Ba	Balcony - 117 sq. ft.	0.9848%	1.0314%
4D	1018	Fourth Floor	1,023	2 Bed/2Ba	Balcony - 163 sq. ft.	1.3881%	1.4538%
4E	1019	Fourth Floor	1,313	2 Bed/2Ba	Balcony - 153 sq. ft.	1.5669%	1.6410%
4F	1020	Fourth Floor	817	1 Bed/1Ba	Balcony - 138 sq. ft.	1.0290%	1.0776%
4G	1021	Fourth Floor	826	1 Bed/1Ba	Balcony - 138 sq. ft.	1.0420%	1.0913%
5A	1022	Fifth Floor	867	1 Bed/1Ba	Balcony - 123 sq. ft.	1.2355%	1.2939%
5B	1023	Fifth Floor	1,158	2 Bed/2Ba	Balcony - 84 sq. ft. Balcony - 46 sq. ft.	1.7176%	1.7988%

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Unit	Tax Lot No.	Location	Approx. Area in Sq. Ft.	Type	Limited Residential Common Elements to Which Unit has Immediate Access	Percentage Interest in General Common Interest	Percentage Residential/Roof/Garage Common Interest
5C	1024	Fifth Floor	773	1 Bed/1Ba	Balcony - 117 sq. ft.	1.0024%	1.0498%
5D	1025	Fifth Floor	1,023	2 Bed/2Ba	Balcony - 163 sq. ft.	1.5348%	1.6073%
5E	1026	Fifth Floor	1,313	2 Bed/2Ba	Balcony - 153 sq. ft.	1.7176%	1.7988%
5F	1027	Fifth Floor	817	1 Bed/1Ba	Balcony - 138 sq. ft.	1.0024%	1.0498%
5G	1028	Fifth Floor	826	1 Bed/1Ba	Balcony - 138 sq. ft.	1.0346%	1.0835%
6A	1029	Sixth Floor	867	1 Bed/1Ba	Balcony - 123 sq. ft.	1.2667%	1.3266%
6B	1030	Sixth Floor	1,158	2 Bed/2Ba	Balcony - 84 sq. ft. Balcony - 46 sq. ft.	1.7488%	1.8315%
6C	1031	Sixth Floor	773	1 Bed/1Ba	Balcony - 117 sq. ft.	1.0337%	1.0825%
6D	1032	Sixth Floor	1,023	2 Bed/2Ba	Balcony - 163 sq. ft.	1.5660%	1.6400%
6E	1033	Sixth Floor	1,313	2 Bed/2Ba	Balcony - 153 sq. ft.	1.7384%	1.8206%
6F	1034	Sixth Floor	817	1 Bed/1Ba	Balcony - 138 sq. ft.	1.0233%	1.0716%
6G	1035	Sixth Floor	826	1 Bed/1Ba	Balcony - 138 sq. ft.	1.0554%	1.1053%
7A	1036	Seventh Floor	867	1 Bed/1Ba	Balcony - 123 sq. ft.	1.2979%	1.3593%
7B	1037	Seventh Floor	1,158	2 Bed/2Ba	Balcony - 84 sq. ft. Balcony - 46 sq. ft.	1.7801%	1.8642%
7C	1038	Seventh Floor	773	1 Bed/1Ba	Balcony - 117 sq. ft.	1.0649%	1.1152%
7D	1039	Seventh Floor	1,023	2 Bed/2Ba	Balcony - 163 sq. ft.	1.5972%	1.6727%
7E	1040	Seventh Floor	1,313	2 Bed/2Ba	Balcony - 153 sq. ft.	1.7592%	1.8424%
7F	1041	Seventh Floor	817	1 Bed/1Ba	Balcony - 138 sq. ft.	1.0441%	1.0934%
7G	1042	Seventh Floor	826	1 Bed/1Ba	Balcony - 138 sq. ft.	1.0762%	1.1271%
8A&B	1043	Eighth Floor	2,025	3 Bed/3Ba	Balcony - 123 sq. ft. Balcony - 84 sq. ft. Balcony - 46 sq. ft.	3.1404%	3.2889%
8C	1044	Eighth Floor	773	1 Bed/1Ba	Balcony - 117 sq. ft.	1.0961%	1.1479%
8D	1045	Eighth Floor	1,023	2 Bed/2Ba	Balcony - 163 sq. ft.	1.6285%	1.7054%
8E	1046	Eighth Floor	1,313	2 Bed/2Ba	Balcony - 153 sq. ft.	1.7801%	1.8642%

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Unit	Tax Lot No.	Location	Approx. Area in Sq. Ft.	Types	Limited Residential Common Elements to Which Unit has Immediate Access	Percentage Interest in General Common Interest	Percentage Residential/Roof/Garage Common Interest
8F	1047	Eighth Floor	817	1 Bed/1Ba	Balcony - 138 sq. ft.	1.0649%	1.1152%
8G	1048	Eighth Floor	826	1 Bed/1Ba	Balcony - 138 sq. ft.	1.0970%	1.1489%
9A	1049	Ninth Floor	1,117	2 Bed/2Ba	Balcony - 123 sq. ft. Terrace - 749 sq. ft.	1.6955%	1.7756%
9B	1050	Ninth Floor	639	1 Bed/1Ba	Balcony 322 sq. ft.	1.0537%	1.1035%
9C	1051	Ninth Floor	681	1 Bed/1Ba	Balcony 321 sq. ft.	1.1672%	1.2223%
9D	1052	Ninth Floor	1,123	2 Bed/2Ba	Balcony - 153 sq. ft. Terrace - 219 sq. ft.	1.7759%	1.8598%
9E	1053	Ninth Floor	817	1 Bed/1Ba	Balcony - 138 sq. ft.	1.1159%	1.1687%
9F	1054	Ninth Floor	826	1 Bed/1Ba	Balcony - 138 sq. ft.	1.0857%	1.1370%
10A	1055	Tenth Floor	1,117	2 Bed/2Ba	Balcony - 123 sq. ft. Balcony - 105 sq. ft.	1.5338%	1.6063%
10B	1056	Tenth Floor	639	1 Bed/1Ba	Balcony - 131 sq. ft.	0.9874%	1.0340%
10C	1057	Tenth Floor	681	1 Bed/1Ba	Balcony - 131 sq. ft.	1.1561%	1.2108%
10D	1058	Tenth Floor	1,123	2 Bed/2Ba	Balcony - 153 sq. ft.	1.6955%	1.7756%
10E	1059	Tenth Floor	817	1 Bed/1Ba	Balcony - 138 sq. ft.	1.1368%	1.1905%
10F	1060	Tenth Floor	826	1 Bed/1Ba	Balcony - 138 sq. ft.	1.1065%	1.1588%
11A	1061	Eleventh Floor	1,117	2 Bed/2Ba	Balcony - 123 sq. ft. Balcony - 105 sq. ft.	1.5650%	1.6390%
11B	1062	Eleventh Floor	639	1 Bed/1Ba	Balcony - 131 sq. ft.	1.0186%	1.0667%
11C	1063	Eleventh Floor	681	1 Bed/1Ba	Balcony - 131 sq. ft.	1.1873%	1.2435%
11D	1064	Eleventh Floor	1,123	2 Bed/2Ba	Balcony - 153 sq. ft.	1.7267%	1.8083%
11E	1065	Eleventh Floor	817	1 Bed/1Ba	Balcony - 138 sq. ft.	1.1576%	1.2123%
11F	1066	Eleventh Floor	826	1 Bed/1Ba	Balcony - 138 sq. ft.	1.1273%	1.1806%
PHA/12A	1067	Twelfth Floor	1,117	2 Bed/2Ba	Balcony - 123 sq. ft. Balcony - 105 sq. ft.	1.5962%	1.6717%
PHB/12B	1068	Twelfth Floor	639	1 Bed/1Ba	Balcony - 131 sq. ft.	1.0498%	1.0994%
PHC/12C	1069	Twelfth Floor	681	1 Bed/1Ba	Balcony - 131 sq. ft.	1.2186%	1.2762%

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[illegible]

Unit	Tax Lot No.	Location	Approx. Area in Sq. Ft.	Types	Limited Residential Common Elements to Which Unit has Immediate Access	Percentage Interest in General Common Interest	Percentage Residential/Roof/Garage Common Interest
GA1	1110	First Floor	150	N/A	None	0.0833%	2.4175%
GA2	1111	First Floor	144	N/A	None	0.0833%	2.4175%
GA3	1112	First Floor	159	N/A	None	0.0937%	2.7190%
GA4	1113	First Floor	153	N/A	None	0.0937%	2.7190%
GA5	1114	First Floor	166	N/A	None	0.0937%	2.7190%
GA6	1115	First Floor	165	N/A	None	0.0937%	2.7190%
GA7	1116	First Floor	182	N/A	none	0.0937%	2.7190%
GA8	1117	First Floor	166	N/A	none	0.0937%	2.7190%
GA9	1118	First Floor	150	N/A	none	0.0937%	2.7190%
GA10	1119	First Floor	154	N/A	none	0.0937%	2.7190%
GA11	1120	First Floor	149	N/A	none	0.0937%	2.7190%
GA12	1121	First Floor	153	N/A	none	0.0937%	2.7190%
GA13	1122	First Floor	153	N/A	none	0.0937%	2.7190%
GA14	1123	First Floor	173	N/A	none	0.0937%	2.7190%
GA15	1124	First Floor	173	N/A	none	0.0937%	2.7190%
GA16	1088	Cellar Floor	216	N/A	none	0.0937%	2.7190%
GA17	1089	Cellar Floor	208	N/A	none	0.0937%	2.7190%
GA18	1090	Cellar Floor	228	N/A	none	0.0937%	2.7190%
GA19	1091	Cellar Floor	228	N/A	none	0.0937%	2.7190%
GA20	1092	Cellar Floor	215	N/A	none	0.0937%	2.7190%
GA21	1093	Cellar Floor	235	N/A	none	0.0937%	2.7190%
GA22	1094	Cellar Floor	206	N/A	none	0.0937%	2.7190%
GA23	1095	Cellar Floor	156	N/A	none	0.0937%	2.7190%
GA24	1096	Cellar Floor	189	N/A	none	0.0937%	2.7190%
GA25	1097	Cellar Floor	163	N/A	none	0.0937%	2.7190%
GA26	1098	Cellar Floor	163	N/A	none	0.0937%	2.7190%
GA27	1099	Cellar Floor	162	N/A	none	0.0937%	2.7190%
GA28	1100	Cellar Floor	162	N/A	none	0.0937%	2.7190%

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<u>Unit</u>	<u>Tax Lot No.</u>	<u>Location</u>	<u>Approx. Area in Sq. Ft.</u>	<u>Types</u>	<u>Limited Residential Common Elements to Which Unit has Immediate Access</u>	<u>Percentage Interest in General Common Interest</u>	<u>Percentage Residential/Roof/Garage Common Interest</u>
GA29	1101	Cellar Floor	153	N/A	none	0.0937%	2.7190%
GA30	1102	Cellar Floor	153	N/A	none	0.0937%	2.7190%
GA31	1103	Cellar Floor	137	N/A	none	0.0936%	2.7190%
GA32	1104	Cellar Floor	173	N/A	none	0.0936%	2.7190%
GA33	1105	Cellar Floor	173	N/A	none	0.0936%	2.7190%
GA34	1106	Cellar Floor	189	N/A	none	0.0936%	2.7190%
GA35	1107	Cellar Floor	189	N/A	none	0.0936%	2.7190%
GA36	1108	Cellar Floor	153	N/A	none	0.0936%	2.7190%
GA37	1109	Cellar Floor	184	N/A	none	0.0936%	2.7190%
Garage Unit Total			6425				100.0000%

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<u>Unit</u>	<u>Tax Lot No.</u>	<u>Location</u>	<u>Approx. Area in Sq. Ft.</u>	<u>Types</u>	<u>Limited Residential Common Elements to Which Unit has Immediate Access</u>	<u>Percentage Interest in General Common Interest</u>	<u>Percentage Residential/Roof/Garage Common Interest</u>
R1	1073	Roof	228	N/A	none	0.0874%	8.1871%
R2	1074	Roof	186	N/A	none	0.0635%	5.9454%
R3	1075	Roof	295	N/A	none	0.1114%	10.4288%
R4	1076	Roof	221	N/A	none	0.0895%	8.3821%
R5	1077	Roof	243	N/A	none	0.0885%	8.2846%
R6	1078	Roof	220	N/A	none	0.0708%	6.6277%
R7	1079	Roof	244	N/A	none	0.0843%	7.8947%
R8	1080	Roof	165	N/A	none	0.0552%	5.1657%
R9	1081	Roof	361	N/A	none	0.0864%	8.0897%
R10	1082	Roof	224	N/A	none	0.0448%	4.1910%
R11	1083	Roof	297	N/A	none	0.0666%	6.2378%
R12	1084	Roof	223	N/A	none	0.0562%	5.2632%
R13	1085	Roof	218	N/A	none	0.0562%	5.2632%
R14	1086	Roof	212	N/A	none	0.0520%	4.8733%
R15	1087	Roof	225	N/A	none	0.0552%	5.1657%
Roof Unit Total			3562				
General Common Interest Total						100.0000%	100.0000%

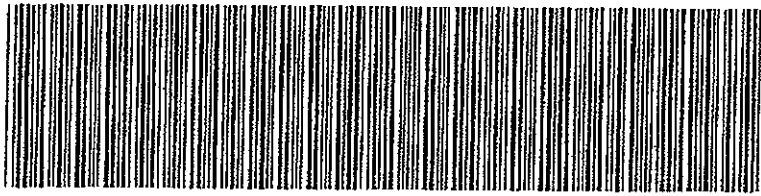
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Ex B

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2008102400483001003E576A
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 130
Document ID: 2008102400483001
Document Date: 10-07-2008
Preparation Date: 10-27-2008
Document Type: CONDO DECLARATION
Document Page Count: 116
PRESENTER:

NATIONAL REAL ESTATE SERVICES INC (PICK-UP VICKIE)
180 EAST POST ROAD -- ACR-6634
WHITE PLAINS, NY 10601
914-328-1515
lclark@allnny.com

RETURN TO:

RUSKIN MOSCOU FALTISCHEK, P.C.
1425 REXCORP PLAZA
EAST TOWER, 15TH FLOOR
UNIONDALE, NY 11556-1425

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	34	12 Entire Lot		N/A BORDEN AVENUE
Property Type: APARTMENT BUILDING				
Borough	Block	Lot	Unit	Address
QUEENS	34	1001 Entire Lot	A1	5-49 BORDEN AVE
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

x Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES
PARTY 1:

ONE HUNTERS POINT CONDOMINIUM
5-49 BORDEN AVENUE
LONG ISLAND CITY, NY 11101

FEEs AND TAXES

Mortgage		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	\$ 0.00
Exemption:			\$ 0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	\$ 0.00
City (Additional):	\$ 0.00		\$ 0.00
Spec (Additional):	\$ 0.00		
TASP:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 1,166.00		
Affidavit Fee:	\$ 0.00		


**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 10-30-2008 10:58

City Register File No. (CRFN):

2008000423814
Quante M. Hill
City Register Official Signature

Condo No 604
Block 34
New lots 1001-1183
FKA lot 12

DECLARATION

Establishing a Plan for Condominium Ownership
of the Premises known as
5-49 Borden Avenue
Long Island City, Queens, New York
Pursuant to Article 9-B of the Real Property
Law of the State of New York

Name: One Hunters Point Condominium

Sponsor: Borden East River Realty LLC
c/o Simone Development Company LLC
1000 Main Street
New Rochelle, New York 10801

Date of Declaration: October 7, 2008

Prepared by:
Ruskin Moscou Faltischek, P.C.
Attorneys at Law
1425 RexCorp Plaza
East Tower, 15th Floor
Uniondale, New York 11556-1425
(516) 663-6600

The land affected by the within instrument lies in
Block 34, Lot Number 12
Tax Map of the Borough of Queens, City of New York

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EXHIBIT A

DESCRIPTION OF THE LAND

ONE HUNTER'S POINT CONDOMINIUM – 5-49 BORDEN AVENUE, LONG ISLAND CITY, NEW YORK 11101, BLOCK 34, LOTS 1001-1183, F/K/A LOT 12

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough and County of Queens, City and State of New York, more particularly described as follows:

BEGINNING on the northerly side of Borden Avenue at a point which is distant 20' westerly from the corner formed at the intersection of the northerly side of Borden Avenue and the westerly side of Vernon Boulevard;

RUNNING thence westerly along the northerly side of Borden Avenue, a distance of 305.75 feet to a point;

THENCE northerly on a line at right angles to the northerly side of Borden Avenue, 90 feet;

THENCE easterly along on a line at right angles to the last mentioned course, a distance of 225.75 feet to a point;

Thence southerly on a line at right angles to the last mentioned course, a distance of 25 feet;

Thence easterly on a line at right angles to the last mentioned course, 80 feet to a point which is distant 20 feet as measured from a right angle from the westerly side of Vernon Boulevard;

THENCE southerly at right angles to Vernon Boulevard, 65 feet to the northerly side of Borden Avenue, the point or place of BEGINNING.

EXHIBIT B

DESCRIPTION OF THE UNITS

One Hunter's Point Condominium, 5-49 Borden Avenue Long Island City, New York 11101, Block 34, Lots 1001-1183, F/K/A Lot 12							
Unit	Tax Lot No.	Location	Approx. Area in Sq. Ft.	Type	Limited Residential Common Elements to Which Unit has Immediate Access	Percentage Interest in General Common Interest	Percentage Residential/Roof/Garage Common Interest
A1	1001	First Floor	892	2 Bed/2Ba	None - 0 sq. ft.	0.5994%	0.6126%
A2	1002	Second Floor	1,168	2 Bed/2Ba	Balcony - 71 sq. ft.	0.9559%	0.9789%
A3	1015	Third Floor	1,168	2 Bed/2Ba	Balcony - 71 sq. ft.	0.9732%	0.9966%
A4	1028	Fourth Floor	1,168	2 Bed/2Ba	Balcony - 71 sq. ft.	0.9905%	1.0143%
A5	1041	Fifth Floor	1,168	2 Bed/2Ba	Balcony - 71 sq. ft.	1.0077%	1.0320%
A6	1054	Sixth Floor	1,168	2 Bed/2Ba	Balcony - 71 sq. ft.	1.0250%	1.0496%
A7	1067	Seventh Floor	1,168	2 Bed/2Ba	Balcony - 71 sq. ft.	1.0423%	1.0673%
A8	1080	Eighth Floor	1,168	2 Bed/2Ba	Balcony - 71 sq. ft.	1.0596%	1.0850%
A9	1093	Ninth Floor	1,175	2 Bed/2Ba	Terrace - 323 sq. ft.	1.2669%	1.2973%
A10	1103	Tenth Floor	1,175	2 Bed/2Ba	Balcony - 68 sq. ft.	1.0653%	1.0909%
A11	1113	Eleventh Floor	1,175	2 Bed/2Ba	Balcony - 68 sq. ft.	1.0826%	1.1086%
A12/PH	1123	Twelfth Floor	1,175	2 Bed/2Ba	Balcony - 68 sq. ft.	1.0999%	1.1263%
B2	1003	Second Floor	1,043	2 Bed/2Ba	Balcony - 118 sq. ft. Private Garden - 1,505 sq. ft.	0.9962%	1.0202%
B3	1016	Third Floor	1,043	2 Bed/2Ba	Balcony - 106 sq. ft.	0.7601%	0.7784%
B4	1029	Fourth Floor	1,043	2 Bed/2Ba	Balcony - 106 sq. ft.	0.7774%	0.7961%
B5	1042	Fifth Floor	1,043	2 Bed/2Ba	Balcony - 106 sq. ft.	0.7947%	0.8138%
B6	1055	Sixth Floor	1,043	2 Bed/2Ba	Balcony - 106 sq. ft.	0.8062%	0.8256%
B7	1068	Seventh Floor	1,043	2 Bed/2Ba	Balcony - 106 sq. ft.	0.8177%	0.8374%
B8	1081	Eighth Floor	1,043	2 Bed/2Ba	Balcony - 106 sq. ft.	0.8292%	0.8491%
B9	1094	Ninth Floor	607	1 Bed/1Ba	Balcony - 118 sq. ft.	0.5053%	0.5174%
B10	1104	Tenth Floor	607	1 Bed/1Ba	Balcony - 118 sq. ft.	0.5168%	0.5292%
B11	1114	Eleventh Floor	607	1 Bed/1Ba	Balcony - 118 sq. ft.	0.5283%	0.5410%
B12/PH	1124	Twelfth Floor	607	1 Bed/1Ba	Balcony - 118 sq. ft.	0.5398%	0.5528%

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<u>Unit</u>	<u>Tax Lot No.</u>	<u>Location</u>	<u>Approx. Area in Sq. Ft.</u>	<u>Type</u>	<u>Limited Residential Common Elements to Which Unit has Immediate Access</u>	<u>Percentage Interest in General Common Interest</u>	<u>Percentage Residential/Roof/ Garage Common Interest</u>
C2	1004	Second Floor	692	1 Bed/1Ba	Balcony - 67 sq. ft.	0.4854%	0.4970%
C3	1017	Third Floor	692	1 Bed/1Ba	Balcony - 67 sq. ft.	0.4906%	0.5024%
C4	1030	Fourth Floor	692	1 Bed/1Ba	Balcony - 67 sq. ft.	0.5079%	0.5201%
C5	1043	Fifth Floor	692	1 Bed/1Ba	Balcony - 67 sq. ft.	0.5252%	0.5378%
C6	1056	Sixth Floor	692	1 Bed/1Ba	Balcony - 67 sq. ft.	0.5425%	0.5555%
C7	1069	Seventh Floor	692	1 Bed/1Ba	Balcony - 67 sq. ft.	0.5597%	0.5732%
C8	1082	Eighth Floor	692	1 Bed/1Ba	Balcony - 67 sq. ft.	0.5770%	0.5909%
C9	1095	Ninth Floor	957	2 Bed/2Ba	Balcony - 137 sq. ft.	0.7529%	0.7710%
C10	1105	Tenth Floor	957	2 Bed/2Ba	Balcony - 137 sq. ft.	0.7701%	0.7886%
C11	1115	Eleventh Floor	957	2 Bed/2Ba	Balcony - 137 sq. ft.	0.7874%	0.8063%
C12/PH	1125	Twelfth Floor	957	2 Bed/2Ba	Balcony - 137 sq. ft.	0.8047%	0.8240%
D2	1005	Second Floor	967	2 Bed/2Ba	Balcony - 135 sq. ft. Private Garden - 1,625 sq. ft.	0.9375%	0.9600%
D3	1018	Third Floor	967	2 Bed/2Ba	Balcony - 137 sq. ft.	0.6953%	0.7120%
D4	1031	Fourth Floor	967	2 Bed/2Ba	Balcony - 137 sq. ft.	0.7068%	0.7238%
D5	1044	Fifth Floor	967	2 Bed/2Ba	Balcony - 137 sq. ft.	0.7183%	0.7358%
D6	1057	Sixth Floor	967	2 Bed/2Ba	Balcony - 137 sq. ft.	0.7298%	0.7474%
D7	1070	Seventh Floor	967	2 Bed/2Ba	Balcony - 137 sq. ft.	0.7414%	0.7592%
D8	1083	Eighth Floor	967	2 Bed/2Ba	Balcony - 137 sq. ft.	0.7529%	0.7710%
D9	1096	Ninth Floor	1,247	2 Bed/2Ba	Terrace - 596 sq. ft.	1.0676%	1.0933%
D10	1106	Tenth Floor	1,247	2 Bed/2Ba	Balcony - 68.5 sq. ft. Balcony - 68.5 sq. ft.	1.0095%	1.0337%
D11	1116	Eleventh Floor	1,247	2 Bed/2Ba	Balcony - 68.5 sq. ft.	1.0210%	1.0455%
D12/PH	1126	Twelfth Floor	1,247	2 Bed/2Ba	Balcony - 68.5 sq. ft. Balcony - 68.5 sq. ft.	1.0325%	1.0573%

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Unit	Tax Lot No.	Location	Approx. Area in Sq. Ft.	Type	Limited Residential Common Elements to Which Unit has Immediate Access	Percentage Interest in General Common Interest	Percentage Residential/Roof/Garage Common Interest
E2	1006	Second Floor	1,037	2 Bed/2Ba	Balcony - 69 sq. ft.	0.7405%	0.7583%
E3	1019	Third Floor	1,037	2 Bed/2Ba	Balcony - 69 sq. ft.	0.7578%	0.7760%
E4	1032	Fourth Floor	1,037	2 Bed/2Ba	Balcony - 69 sq. ft.	0.7751%	0.7937%
E5	1045	Fifth Floor	1,037	2 Bed/2Ba	Balcony - 69 sq. ft.	0.7924%	0.8114%
E6	1058	Sixth Floor	1,037	2 Bed/2Ba	Balcony - 69 sq. ft.	0.8097%	0.8291%
E7	1071	Seventh Floor	1,037	2 Bed/2Ba	Balcony - 69 sq. ft.	0.8269%	0.8468%
E8	1084	Eighth Floor	1,037	2 Bed/2Ba	Balcony - 69 sq. ft.	0.8442%	0.8645%
E9	1097	Ninth Floor	933	2 Bed/2Ba	Balcony - 137 sq. ft.	0.7647%	0.7831%
E10	1107	Tenth Floor	933	2 Bed/2Ba	Balcony - 137 sq. ft.	0.7820%	0.8008%
E11	1117	Eleventh Floor	933	2 Bed/2Ba	Balcony - 137 sq. ft.	0.7993%	0.8185%
E12/PH	1127	Twelfth Floor	933	2 Bed/2Ba	Balcony - 137 sq. ft.	0.8166%	0.8362%
F2	1007	Second Floor	936	2 Bed/2Ba	Terrace - 910 sq. ft.	0.8698%	0.8907%
F3	1020	Third Floor	936	2 Bed/2Ba	Balcony - 137 sq. ft.	0.6576%	0.6734%
F4	1033	Fourth Floor	936	2 Bed/2Ba	Balcony - 137 sq. ft.	0.6498%	0.6654%
F5	1046	Fifth Floor	936	2 Bed/2Ba	Balcony - 137 sq. ft.	0.6613%	0.6772%
F6	1059	Sixth Floor	936	2 Bed/2Ba	Balcony - 137 sq. ft.	0.6728%	0.6890%
F7	1072	Seventh Floor	936	2 Bed/2Ba	Balcony - 137 sq. ft.	0.6843%	0.7008%
F8	1085	Eighth Floor	936	2 Bed/2Ba	Balcony - 137 sq. ft.	0.6959%	0.7126%
F9	1098	Ninth Floor	689	1 Bed/1Ba	Balcony - 68 sq. ft.	0.5499%	0.5632%
F10	1108	Tenth Floor	689	1 Bed/1Ba	Balcony - 68 sq. ft.	0.5615%	0.5749%
F11	1118	Eleventh Floor	689	1 Bed/1Ba	Balcony - 68 sq. ft.	0.5730%	0.5867%
F12/PH	1128	Twelfth Floor	689	1 Bed/1Ba	Balcony - 68 sq. ft.	0.5845%	0.5985%
G2	1008	Second Floor	1,065	2 Bed/2Ba	Balcony - 69 sq. ft.	0.7650%	0.7833%
G3	1021	Third Floor	1,065	2 Bed/2Ba	Balcony - 69 sq. ft.	0.7889%	0.8079%
G4	1034	Fourth Floor	1,065	2 Bed/2Ba	Balcony - 69 sq. ft.	0.8062%	0.8256%
G5	1047	Fifth Floor	1,065	2 Bed/2Ba	Balcony - 69 sq. ft.	0.8235%	0.8433%
G6	1060	Sixth Floor	1,065	2 Bed/2Ba	Balcony - 69 sq. ft.	0.8407%	0.8609%
G7	1073	Seventh Floor	1,065	2 Bed/2Ba	Balcony - 69 sq. ft.	0.8580%	0.8786%

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Unit	Tax Lot No.	Location	Approx. Area in Sq. Ft.	Type	Limited Residential Common Elements to Which Unit has Immediate Access	Percentage Interest in General Common Interest	Percentage Residential/Roof/ Garage Common Interest
G8	1086	Eighth Floor	1,065	2 Bed/2Ba	Balcony - 69 sq. ft.	0.8753%	0.8963%
G9	1099	Ninth Floor	1,230	2 Bed/2Ba	Terrace - 596 sq. ft.	1.1229%	1.1499%
G10	1109	Tenth Floor	1,230	2 Bed/2Ba	Balcony - 68.5 sq. ft.	0.9958%	1.0197%
G11	1119	Eleventh Floor	1,230	2 Bed/2Ba	Balcony - 68.5 sq. ft.	1.0130%	1.0374%
G12/PH	1129	Twelfth Floor	1,230	2 Bed/2Ba	Balcony - 68.5 sq. ft.	1.0303%	1.0551%
H2	1009	Second Floor	690	1 Bed/1Ba	Terrace - 820 sq. ft.	0.6507%	0.6663%
H3	1022	Third Floor	690	1 Bed/1Ba	Balcony - 68 sq. ft.	0.4848%	0.4964%
H4	1035	Fourth Floor	690	1 Bed/1Ba	Balcony - 68 sq. ft.	0.4856%	0.4972%
H5	1048	Fifth Floor	690	1 Bed/1Ba	Balcony - 68 sq. ft.	0.4971%	0.5090%
H6	1061	Sixth Floor	690	1 Bed/1Ba	Balcony - 68 sq. ft.	0.5086%	0.5208%
H7	1074	Seventh Floor	690	1 Bed/1Ba	Balcony - 68 sq. ft.	0.5201%	0.5326%
H8	1087	Eighth Floor	690	1 Bed/1Ba	Balcony - 68 sq. ft.	0.5316%	0.5444%
H9	1100	Ninth Floor	646	1 Bed/1Ba	Balcony - 68 sq. ft.	0.5431%	0.5562%
H10	1110	Tenth Floor	646	1 Bed/1Ba	Balcony - 68 sq. ft.	0.5547%	0.5680%
H11	1120	Eleventh Floor	646	1 Bed/1Ba	Balcony - 68 sq. ft.	0.5662%	0.5798%
H12/PH	1130	Twelfth Floor	646	1 Bed/1Ba	Balcony - 68 sq. ft.	0.5777%	0.5916%

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Unit	Tax Lot No.	Location	Approx. Area in Sq. Ft.	Type	Limited Residential Common Elements to Which Unit has Immediate Access	Percentage Interest in General Common Interest	Percentage Residential/Roof/ Garage Common Interest
J2	1010	Second Floor	728	1 Bed/1Ba	Balcony - 69 sq. ft.	0.5188%	0.5313%
J3	1023	Third Floor	728	1 Bed/1Ba	Balcony - 69 sq. ft.	0.5361%	0.5490%
J4	1036	Fourth Floor	728	1 Bed/1Ba	Balcony - 69 sq. ft.	0.5534%	0.5667%
J5	1049	Fifth Floor	728	1 Bed/1Ba	Balcony - 69 sq. ft.	0.5759%	0.5897%
J6	1062	Sixth Floor	728	1 Bed/1Ba	Balcony - 69 sq. ft.	0.5931%	0.6074%
J7	1075	Seventh Floor	728	1 Bed/1Ba	Balcony - 69 sq. ft.	0.6104%	0.6251%
J8	1088	Eighth Floor	728	1 Bed/1Ba	Balcony - 69 sq. ft.	0.6277%	0.6428%
J9	1101	Ninth Floor	1,020	2 Bed/2Ba	Balcony - 68 sq. ft.	0.8141%	0.8337%
J10	1111	Tenth Floor	1,020	2 Bed/2Ba	Balcony - 68 sq. ft.	0.8314%	0.8514%
J11	1121	Eleventh Floor	1,020	2 Bed/2 Ba	Balcony - 68 sq. ft.	0.8487%	0.8691%
J12/PH	1131	Twelfth Floor	1,020	2 Bed/2Ba	Balcony - 68 sq. ft.	0.8660%	0.8868%
K2	1011	Second Floor	661	1 Bed/1Ba	Terrace - 820 sq. ft.	0.6392%	0.6546%
K3	1024	Third Floor	661	1 Bed/1Ba	Balcony - 68 sq. ft.	0.4644%	0.4755%
K4	1037	Fourth Floor	661	1 Bed/1Ba	Balcony - 68 sq. ft.	0.4674%	0.4786%
K5	1050	Fifth Floor	661	1 Bed/1Ba	Balcony - 68 sq. ft.	0.4789%	0.4904%
K6	1063	Sixth Floor	661	1 Bed/1Ba	Balcony - 68 sq. ft.	0.4904%	0.5022%
K7	1076	Seventh Floor	661	1 Bed/1Ba	Balcony - 68 sq. ft.	0.5019%	0.5140%
K8	1089	Eighth Floor	661	1 Bed/1Ba	Balcony - 68 sq. ft.	0.5134%	0.5258%
K9	1102	Ninth Floor	1,220	3 Bed/2Ba	Terrace - 356 sq. ft.	1.2845%	1.3154%
K10	1112	Tenth Floor	1,220	3 Bed/2Ba	Balcony - 68 sq. ft.	1.1117%	1.1384%
K11	1122	Eleventh Floor	1,220	3 Bed/2Ba	Balcony - 68 sq. ft.	1.1233%	1.1502%
K12/PH	1132	Twelfth Floor	1,220	3 Bed/2Ba	Balcony - 68 sq. ft.	1.1344%	1.1617%

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Unit	Tax Lot No.	Location	Approx. Area in Sq. Ft.	Type	Limited Residential Common Elements to Which Unit has Immediate Access	Percentage Interest in General Common Interest	Percentage Residential/Roof/Garage Common Interest
L2	1012	Second Floor	782	1 Bed/1Ba	Balcony - 69 sq. ft.	0.5816%	0.5956%
L3	1025	Third Floor	782	1 Bed/1Ba	Balcony - 69 sq. ft.	0.5989%	0.6133%
L4	1038	Fourth Floor	782	1 Bed/1Ba	Balcony - 69 sq. ft.	0.6162%	0.6310%
L5	1051	Fifth Floor	782	1 Bed/1Ba	Balcony - 69 sq. ft.	0.6334%	0.6487%
L6	1064	Sixth Floor	782	1 Bed/1Ba	Balcony - 69 sq. ft.	0.6507%	0.6663%
L7	1077	Seventh Floor	782	1 Bed/1Ba	Balcony - 69 sq. ft.	0.6680%	0.6840%
L8	1090	Eighth Floor	782	1 Bed/1Ba	Balcony - 69 sq. ft.	0.6853%	0.7017%
M2	1013	Second Floor	1,173	2 Bed/2Ba	Terrace - 415 sq. ft. Balcony - 74 sq. ft.	0.9041%	0.9258%
M3	1026	Third Floor	1,173	2 Bed/2Ba	Balcony - 74 sq. ft.	0.8532%	0.8737%
M4	1039	Fourth Floor	1,173	2 Bed/2Ba	Balcony - 74 sq. ft.	0.8705%	0.8914%
M5	1052	Fifth Floor	1,173	2 Bed/2Ba	Balcony - 74 sq. ft.	0.8877%	0.9091%
M6	1065	Sixth Floor	1,173	2 Bed/2Ba	Balcony - 74 sq. ft.	0.9050%	0.9268%
M7	1078	Seventh Floor	1,173	2 Bed/2Ba	Balcony - 74 sq. ft.	0.9223%	0.9444%
M8	1091	Eighth Floor	1,173	2 Bed/2Ba	Balcony - 74 sq. ft.	0.9396%	0.9621%
N2	1014	Second Floor	608	1 Bed/1Ba	Terrace - 745 sq. ft.	0.6507%	0.6663%
N3	1027	Third Floor	608	1 Bed/1Ba	Balcony - 68 sq. ft.	0.4274%	0.4377%
N4	1040	Fourth Floor	608	1 Bed/1Ba	Balcony - 68 sq. ft.	0.4389%	0.4495%
N5	1053	Fifth Floor	608	1 Bed/1Ba	Balcony - 68 sq. ft.	0.4504%	0.4613%
N6	1066	Sixth Floor	608	1 Bed/1Ba	Balcony - 68 sq. ft.	0.4620%	0.4730%
N7	1079	Seventh Floor	608	1 Bed/1Ba	Balcony - 68 sq. ft.	0.4735%	0.4848%
N8	1092	Eighth Floor	608	1 Bed/1Ba	Balcony - 68 sq. ft.	0.4850%	0.4966%
Residential Unit Total							100.0000%

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Unit	Tax Lot No.	Location	Approx. Area in Sq. Ft.	Type	Limited Residential Common Elements to Which Unit has Immediate Access	Percentage Interest in General Common Interest	Percentage Residential/Roof/Garage Common Interest
R1	1133	Roof	216	N/A	N/A	0.0265%	2.5089%
R2	1134	Roof	216	N/A	N/A	0.0265%	2.5089%
R3	1135	Roof	216	N/A	N/A	0.0265%	2.5089%
R4	1136	Roof	225	N/A	N/A	0.0311%	2.9452%
R5	1137	Roof	289	N/A	N/A	0.0346%	3.2723%
R6	1138	Roof	287	N/A	N/A	0.0484%	4.5814%
R7	1139	Roof	218	N/A	N/A	0.0399%	3.7797%
R8	1140	Roof	218	N/A	N/A	0.0399%	3.7797%
R9	1141	Roof	218	N/A	N/A	0.0399%	3.7797%
R10	1142	Roof	337	N/A	N/A	0.0508%	4.8105%
R11	1143	Roof	331	N/A	N/A	0.0490%	4.6387%
R12	1144	Roof	269	N/A	N/A	0.0453%	4.2951%
R13	1145	Roof	245	N/A	N/A	0.0447%	4.2378%
R14	1146	Roof	221	N/A	N/A	0.0423%	4.0087%
R15	1147	Roof	185	N/A	N/A	0.0387%	3.6651%
R16	1148	Roof	246	N/A	N/A	0.0447%	4.2378%
R17	1149	Roof	246	N/A	N/A	0.0447%	4.2378%
R18	1150	Roof	292	N/A	N/A	0.0605%	5.7268%
R19	1151	Roof	230	N/A	N/A	0.0484%	4.5814%
R20	1152	Roof	230	N/A	N/A	0.0484%	4.5814%
R21	1153	Roof	301	N/A	N/A	0.0580%	5.4977%
R22	1154	Roof	218	N/A	N/A	0.0334%	3.1633%
R23	1155	Roof	218	N/A	N/A	0.0334%	3.1633%
R24	1156	Roof	218	N/A	N/A	0.0334%	3.1633%
R25	1157	Roof	218	N/A	N/A	0.0334%	3.1633%
R26	1158	Roof	218	N/A	N/A	0.0334%	3.1633%
Roof Unit Total							100.0000%

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Unit	Tax Lot No.	Location	Approx. Area in Sq. Ft.	Type	Limited Residential Common Elements to Which Unit has Immediate Access	Percentage Interest in General Common Interest	Percentage Residential/Roof/Garage Common Interest
GA1	1159	1 st Floor	153	N/A	N/A	0.0518%	4.0179%
GA2	1160	1 st Floor	156	N/A	N/A	0.0518%	4.0179%
GA3	1161	1 st Floor	171	N/A	N/A	0.0518%	4.0179%
GA4	1162	1 st Floor	153	N/A	N/A	0.0518%	4.0179%
GA5	1163	1 st Floor	171	N/A	N/A	0.0518%	4.0179%
GA6	1164	1 st Floor	153	N/A	N/A	0.0518%	4.0179%
GA7	1165	1 st Floor	156	N/A	N/A	0.0518%	4.0179%
GA8	1166	1 st Floor	179	N/A	N/A	0.0518%	4.0179%
GA9	1167	1 st Floor	179	N/A	N/A	0.0518%	4.0179%
GA10	1168	1 st Floor	170	N/A	N/A	0.0518%	4.0179%
GA11	1169	1 st Floor	153	N/A	N/A	0.0518%	4.0179%
GA12	1170	1 st Floor	170	N/A	N/A	0.0518%	4.0179%
GA13	1171	1 st Floor	170	N/A	N/A	0.0518%	4.0179%
GA14	1172	1 st Floor	153	N/A	N/A	0.0518%	4.0179%
GA15	1173	1 st Floor	156	N/A	N/A	0.0518%	4.0179%
GA16	1174	1 st Floor	153	N/A	N/A	0.0518%	4.0179%
GA17	1175	1 st Floor	153	N/A	N/A	0.0518%	4.0179%
GA18	1176	1 st Floor	153	N/A	N/A	0.0518%	4.0179%
GA19	1177	1 st Floor	153	N/A	N/A	0.0518%	4.0179%
GA20	1178	1 st Floor	153	N/A	N/A	0.0518%	4.0179%
GA21	1179	1 st Floor	144	N/A	N/A	0.0461%	3.5704%
GA22	1180	1 st Floor	158	N/A	N/A	0.0518%	4.0179%
GA23	1181	1 st Floor	184	N/A	N/A	0.0518%	4.0179%
GA24	1182	1 st Floor	153	N/A	N/A	0.0518%	4.0179%
GA25	1183	1 st Floor	153	N/A	N/A	0.0518%	4.0179%
Garage Unit Total							
General Common Interest Total						100.0000%	100.0000%

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Ex C

Developer's Affirmation

Name of Subdivisions: One Hunters Point Condominium and Hunters View Condominium

Location (Including County and State): Long Island City, Queens New York

Developer: Borden East River Realty LLC and 11/49 Realty LLC

Address of Developer: c/o Simone Development Company LLC, 1000 Main Street, New Rochelle, New York, 10801

Name of Agent: D'Agostino, Levine & Landesman, L.L.P.

Address of Agent: 345 7th Avenue, 23rd Floor, NY, NY 10001

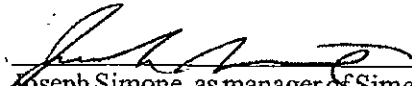
Number of Lots in Subdivision: 98 Lots

Number of Acres in Subdivision: Hunters View Condominium = .319 acres and
One Hunters Point Condominium = .615 acres

I affirm that I am the developer or owner of the property described above or will be the developer or owner of at the time the lots are offered for sale to the public, or that I am the agent authorized by the developer or owner to complete this statement.

I further affirm that the statements contained in all documents submitted with the request for an Advisory Opinion are true and complete.

April 14, 2009


Joseph Simone, as manager of Simone Borden LLC, the manager of Borden East River Realty LLC and manager of 11/49 Realty LLC

WARNING: Section 1418 of the Housing and Urban Development Act of 1968 (83 Stat. 598, 15 U.S.C. 1717 as amended) provides: "Any person who willfully violates any of the provisions of this title or the rules and regulations prescribed pursuant thereto * * *, shall upon conviction be fined not more than \$10,000.00 or imprisoned not more than five years, or both."

[45 FR 40479, June 13, 1980, as amended at 49 FR 31370, 31373, Aug. 6 1984]

D'AGOSTINO, LEVINE & LANDESMAN, L.L.P.

Attorneys At Law
345 Seventh Avenue • 23rd Floor
New York, New York 10001

212-564-9800
Fax 212-564-9802

JOHN D'AGOSTINO
MICHAEL J. LEVINE*
WAYNE R. LANDESMAN*
BETTINA M. MIRAGLIA♦
JOSE M. RIVERA*
GEORGE TZIMOPOULOS♦

KELLYANN S. MONAGHAN
JARED B. VANVLEET
JONATHAN D. GOTTLIEB*
JARED P. TURMAN*
JULIA L. WACHTER
BROOKE N. ESTREN
ERIC R. GARCIA

* ALSO ADMITTED IN NJ
♦ ALSO ADMITTED IN CT
♦ ALSO ADMITTED IN MA

COUNSEL
BRUCE H. LEDERMAN*

WRITER'S E-MAIL:

jriviera@dagll.com

April 16, 2009

Via Federal Express (202) 708-0502 x. 3006

Mr. William Thomas
U.S. Department of Housing and Urban Development
Office of RESPA and Interstate Land Sales
451 Seventh Street, SW, Room 9154
Washington, DC 20410

Re: ILS 32438 and ILS 32439, Borden East River Realty LLC ("Borden"), 11/49 Realty LLC ("11/49"), (collectively Borden and 11/49 are referred to as the "Developers") and Simone Development Company L.L.C., One Hunters Point Condominium ("Hunters Point"); I-09-096, Hunters View Condominium, ("Hunters View") I-09-97 (collectively the "Projects")

Dear Mr. Thomas:

As you know we are counsel to Borden and 11/49.

Pursuant to our telephone conversation of Wednesday April 15 and your email correspondence to me of Thursday April 16 enclosed herewith please find a Chase cashier's check No. 9802101975, dated April 16, 2009, in the amount of five hundred dollars (\$500.00) made payable to the Treasurer of the United States and representing the additional requisite Advisory Opinion non refundable filing fee in accordance with 24 CRF 1710.17 (b)(1) and 1710.35(c) for Hunters Point.

We hereby respectfully request that the Advisory Opinions for the Projects be processed as expeditiously as possible.

HP000208

Mr. William Thomas

April 16, 2009

Should you require any additional information please call.

Very truly yours,

D'AGOSTINO, LEVINE & LANDESMAN, L.L.P.

By: _____

Jose M. Rivera

28211107 NEW 01/08 8810004306

CHASE **CASHIER'S CHECK**

Remitter: **DAGOSTINO LEVINE LANDES MAN LLP**

Date: **0802101975**

Pay: **FIVE HUNDRED DOLLARS AND 00 CENTS**

Pay To The Order Of: **TREASURER OF THE UNITED STATES**

One Hundred Point US 32433

DAV JPMORGAN CHASE BANK N.A.

Michael J. Landes

SCHOLAR Vice President

JPMORGAN CHASE BANK N.A.

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HP000210

From: Origin ID: TSSA (212) 564-9800
 Jose M. Rivera, Esq.
 D'Agostino, Levine & Landesman, LLP
 345 7th Avenue
 23rd Floor
 New York, NY 10001



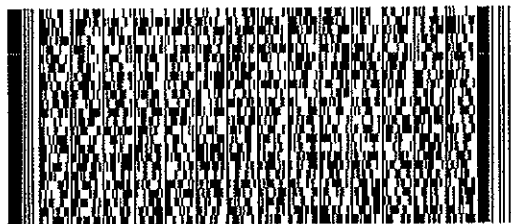
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Ref # Simone 3
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SHIP TO: (202) 788-0502 X 3006 BILL SENDER
Mr. William Thomas
U.S. Dept. of Housing and Urban Dev
451 7TH ST SW RM 9154
OFFICE OF RESPA AND INTERSTATE LAND
WASHINGTON, DC 20410

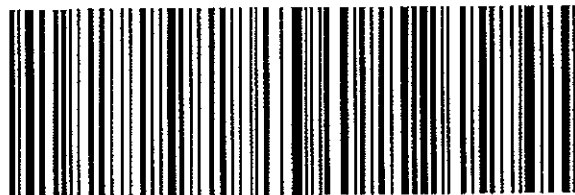


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Jose Rivera

From: Thomas, William [William.Thomas@hud.gov]
Sent: Tuesday, April 21, 2009 2:32 PM
To: Jose Rivera
Subject: E-mail from 4-20-09

Did you receive my e-mail from yesterday 4-20-09? If so, please confirm receipt.

Please note that 24 CFR 1701.4(d) should actual be **24 CFR 1710.4(d)**

William J. Thomas

William J. Thomas, MBA, Certified Paralegal
Consumer Protection Compliance Specialist
Office of RESPA/Interstate Land Sales
Department of Housing and Urban Development
Room 9154
451 7th Street SW
Washington DC 20410
Phone: 202-402-3006
Fax: 202-708-4559

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7/27/2009

HP000212